

**January 12, 2012 - Planning Board Meeting Minutes
FINAL**

PRESENT: Craig Francisco, Chairman; Frank Bolton, Vice Chair; George Malette, Member; Thomas Clow, Chip Meany, Land Use Coordinator

GUESTS: Melanie Knox, Bruce Knox, Mike Dahlberg,

I. CALL TO ORDER:

Amendment No 2: amend article 27.3.6 regarding set backs on existing Town roads. George Malette requested that all articles include the vote *for* and *against*. Discussion ensued; the board decided against. Tom Clow made motion to support Amendment No 2, Frank Bolton seconded; motion passed.

Amendment No 3

Delete Article 30.4. Tom Clow made motion to support Amendment No 3, Frank Bolton seconded; motion passed.

Amendment No 4

Article 14.2 (2) Delete last sentence ~~For the purposes of calculating maximum number of dwelling units, one dwelling unit shall be permitted for each four acres of wetland district or Class 6 soils on the property.~~ Tom Clow made motion to support Amendment No 4, George Malette seconded; motion passed.

Amendment No 5

Article 4.1 DEFINITIONS

DRIVEWAY, COMMON: Shall mean the access to no more than two (2) lots. All common driveways must be approved by the Planning Board. **Common driveways do not need to be located on the frontage that was used to determine the minimum lot size.** Tom Clow made motion to support Amendment No 5, George Malette seconded; motion passed.

Amendment No 6

Article 34 Cell Towers

Amend section 32.4.1 to read as follows:

"Location: Wireless telecommunications facilities shall be permitted in all zoning districts, except that *(a)* they shall be prohibited within 150 feet of town or state roads, ~~and~~ within 300 feet of a scenic road, *a scenic byway, an historic district or a village district, or within a historic district or village district; or* ~~and~~ *(b) they shall not be sited* in a manner which is readily visible from a scenic road or within a scenic vista. Applicants seeking approval for such facilities shall first evaluate existing structures

pursuant to section 32.4.3 shall an applicant propose a new ground-mounted facility." George Malette made motion to support Amendment No 6, Tom Clow seconded; motion passed.

Amendment No 7

Amend Article 34 by adding a new section; Article 34.9.5

Exceptions

34.9.5 OPEN SIGNS: Any business may be allowed two single-sided lighted signs not to exceed twelve inches by eighteen inches which indicates that the business is open or closed. These signs (a) shall be in addition to any other sign the business is authorized to display, (b) may be internally illuminated by a steady, continuous, non-flashing light of no more than two colors, (c) shall, where practicable, be placed within or at the entrance to the business facing and parallel to a public right of way and (d) shall in its placement and operation not reasonably or unnecessarily distract vehicle operators. No permit shall be required for these signs. George Malette made motion to support Amendment No 7, Tom Clow seconded; motion passed.

Amendment No 8

By petition.

Petition for Warrant Article 2012

The undersigned **registered voters** of the Town of Weare, New Hampshire request the following article to be placed on the 2012 Town Ballot. * 25 sig.

Shall the Town of Weare "**To amend the Weare Zoning Map by modifying the zoning of Tax Map 411 Lot 100, said parcel being located on the North side of Gould Road to change from Commercial (C) to Residential (R).**" Bruce Knox spoke to the Planning Board answering any questions relative to Amendment No 8. Mike Dahlberg made a presentation. George Malette made motion to support Amendment No 8, Tom Clow seconded; motion passed.

II. ADJOURNMENT:

George Malette moved to adjourn, Tom Clow seconded.

Submitted by Frank Bolton